

SECTION M EVALUATION FACTORS FOR AWARD

1.0 OVERVIEW

- 1.1. The AOC intends to make one contract award based on a best value basis to the Offeror that can best accomplish the requirements set forth in this solicitation. The evaluation criteria to be used by the Contracting Officer for selection of the construction firms to perform the Services specified are defined below.

2.0 BASIS OF AWARD

- 2.1. All evaluation factors are considered more important than price. However, as the difference in technical merit between proposals becomes less significant, the relative importance of the price will increase.
- 2.2. The AOC may reject any or all proposals, and may waive informalities and minor irregularities in proposals received.
- 2.3. The Government intends to make award without discussions, however if it is determined that a proposal package needs further clarification, then discussions may be held with any Offeror to clarify their submission. If and when discussions are conducted with an Offeror, they will be given the opportunity to review their proposal, if applicable. Offerors whose proposal package is determined to be unacceptable (did not meet minimum criterion, incomplete, and with no opportunity to receive contract award) may be eliminated from further consideration.

3.0 EVALUATION CRITERIA

- 3.1. Each Offeror's proposal will be evaluated in accordance with the criteria listed below to determine whether it is responsive to the requirements of the RFP and therefore acceptable. Offerors not meeting the minimum requirements identified herein will not receive further review.
- 3.2. **FACTOR 1A OFFEROR'S RELEVANT CORPORATE EXPERIENCE:** The government will evaluate the materials submitted in response to Factor 1A in section L3.2 as follows:
 - 3.2.1. To be considered acceptable, the Offeror must have a minimum of 5 years of experience in facilities alteration, repair or, renovation similar to size, scope and complexity of this RFP, and no less than 10 years of experience in the construction industry.
 - 3.2.2. To be considered acceptable, the Offeror must submit materials as described in Section L3.2.
 - 3.2.3. The government will evaluate relevant experience that demonstrated innovative technical or management solutions leading to improved quality, budget savings and schedule savings.
 - 3.2.4. The government will evaluate work completed in occupied facilities and will place greater value on projects successfully completed in occupied facilities.
 - 3.2.5. The government will evaluate experience in renovation projects involving electrical, mechanical, and structural trades on projects that have restricted access requirements and similar work restrictions to those described in RFP Documents for this project.
- 3.3. **FACTOR 1B SUBCONTRACTOR'S RELEVANT EXPERIENCE:** The government will evaluate the materials submitted in response to Factor 1B in section L3.3 as follows:

- 3.3.1. To be considered acceptable, the electrical, mechanical, and structural repair subcontractors must have a minimum of 5 years of experience in facility alteration, repair or renovation projects similar to size, scope and complexity of this RFP, and no less than 10 years of experience in the construction industry.
- 3.3.2. To be considered acceptable, the Offeror and subcontractors must submit materials as described in Section L3.3.
- 3.3.3. The government will evaluate relevant experience and place greater value where the Offeror and the subcontractors have completed projects as a team.

3.4. FACTOR 2 STRUCTURAL CONCRETE AND HYDRODEMOLITION EXPERIENCE:

- 3.4.1. To be considered acceptable, the Offeror must demonstrate at least 5 years of experience in structural concrete slab and column repairs.
- 3.4.2. The government will evaluate the utilization of hydro demolition on a project within the past 10-years.
- 3.4.3. The government will evaluate and place greater value to Offerors that demonstrate their ability to self-perform the hydro-demolition process.
- 3.4.4. The government will evaluate the Offeror's ability to meet requirement of Small Business Subcontracting Program. Offeror must demonstrate their market outreach and ability to meet this requirement.

3.5. FACTOR 3 MANAGEMENT APPROACH: The government will evaluate the materials submitted in response to Factor 3 as follows:

- 3.5.1. To be considered acceptable, the Offeror must submit materials as described in Section L3A & L3B.
- 3.5.2. The government will evaluate the Offeror's proposed organizational structure for clearly defined functions and relationships.
- 3.5.3. The government will evaluate submitted key personnel for abilities in innovative management approaches and leadership roles on the projects determined to be similar to those described in Factor 1 submissions.
- 3.5.4. The government will evaluate proposed management systems for adequate methods including innovative management approaches and policies to ensure exceptional project management and client service.
- 3.5.5. Safety Program: The government will evaluate the materials submitted as follows:
Offerors must show their ability to comply with health and safety requirements by completing a questionnaire outlining their program components, incident history and training programs for the previous three (3) years. The enclosed SAFETY AND ENVIRONMENT PROGRAM PERFORMANCE QUESTIONNAIRE shall be completed and submitted by Offerors. The government will consider all materials submitted to determine the offeror's past performance as measured by OSHA 300 reporting and Worker's Compensation Experience Modification Rate (EMR) that demonstrate performance that is acceptable when compared to other companies in the industry. The Government may not accept Offerors that have incident statistics or workers' compensation experience modification rates exceeding industry average for the Offeror's industry without written explanation acceptable to the government. The government will consider the

Offeror's corporate health & safety program for compliance with applicable regulatory requirements.

3.5.6. The government will evaluate proposed technical approaches which reduce impact to building occupants, essential services, and restore services timely to the building should an outage occur and protect existing infrastructure in the building throughout duration of the project.

3.5.7. The government will evaluate proposed technical approaches which demonstrate flexibility in dealing with occupant complaints or impacts while maintaining construction schedule.

3.6. FACTOR 4 PAST PERFORMANCE: The government will assess the degree of success of Offeror's recent, relevant experience. Past Performance Questionnaires received from customer references will be evaluated to determine whether, and the extent to which, the Offeror demonstrated a satisfactory record of the following:

3.6.1. Conforming to contract requirements and to standards of good workmanship

3.6.2. A satisfactory record of forecasting and controlling costs.

3.6.3. A satisfactory record of adhering to contract schedules, including the administrative aspects of performance.

3.6.4. A satisfactory history of reasonable and cooperative behavior and commitment to customer satisfaction; and, generally, evidence of a business-like concern for the interest of the customer.

3.6.5. It is the Offeror's responsibility to ensure that Past Performance Questionnaires are completed and timely submitted by customer references, and that correct names, addresses and phone numbers are provided in the proposals for each reference. An Offeror will not be penalized in the evaluation with an unfavorable rating for the failure of its customer references to complete and submit the Past performance Questionnaires. The Government may contact Offeror customer references or use other references/information to verify past performance.

3.7. FACTOR 5 PRICE: The price proposal will be evaluated by a separate Cost Evaluation Panel during the evaluation period and will not be used to further judge the criteria above.

3.7.1. The price will be evaluated according to how effectively it:

3.7.1.1. Is responsive and complies with the forms and meets the criteria of the RFP.

3.7.1.2. Provides price realism in accordance with FAR 15.404-1(b).

3.7.1.3. Comports to industry best practices and benchmarks.

3.7.1.4. Is error free and materially balanced.

3.7.1.5. Is reasonable by comparison to the project estimates (e.g., IGE) that have been generated by the AOC and/or the technical advise

